

PROPERTY LOCATION

No	Alt No	Direction/Street/City
62	-64	TUFTS ST, ARLINGTON

OWNERSHIP

Owner 1:	CRESCITELLI ANTHONY		
Owner 2:			
Owner 3:			
Street 1:	231 OAKLAND AVENUE		
Street 2:			
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry:	
		Own Occ:	N
Postal:	02476	Type:	

PREVIOUS OWNER

Owner 1:	CRESCITELLI ANTHONY -		
Owner 2:	-		
Street 1:	231 OAKLAND AVENUE		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry:	
Postal:	02476		

NARRATIVE DESCRIPTION

This parcel contains 6,698 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1922, having primarily Vinyl Exterior and 2574 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

[illegible]

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

[illegible]

Total AC/HA:	0.15376	Total SF/SM:	6698	Parcel LUC:	104	Two Family	Prime NB Desc:	ARLINGTON	Total:	496,750	Spl Credit	Total:	496,800
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
104	6698.000	529,800	6,300	496,800	1,032,900		20471
							GIS Ref
							GIS Ref
Total Card	0.154	529,800	6,300	496,800	1,032,900	Entered Lot Size	
Total Parcel	0.154	529,800	6,300	496,800	1,032,900	Total Land:	
Source:	Market Adj Cost	Total Value per SQ unit /Card:		401.28	/Parcel: 401.2	Land Unit Type:	Insp Date
							08/19/17

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date			
2020	104	FV	530,000	6300	6,698.	496,800	1,033,100	1,033,100	Year End Roll	12/18/2019	PRINT		
2019	104	FV	396,500	6400	6,698.	527,800	930,700	930,700	Year End Roll	1/3/2019		Date	Time
2018	104	FV	396,500	6400	6,698.	385,000	787,900	787,900	Year End Roll	12/20/2017		12/10/20	17:52:29
2017	104	FV	371,800	6600	6,698.	335,300	713,700	713,700	Year End Roll	1/3/2017	LAST REV		
2016	104	FV	371,800	6600	6,698.	285,600	664,000	664,000	Year End	1/4/2016		Date	Time
2015	104	FV	331,200	6600	6,698.	279,400	617,200	617,200	Year End Roll	12/11/2014		09/06/17	14:30:33
2014	104	FV	331,200	6600	6,698.	229,700	567,500	567,500	Year End Roll	12/16/2013			
2013	104	FV	344,700	6600	6,698.	218,600	569,900	569,900		12/13/2012			

SALES INFORMATION

TAX DISTRICT

[illegible]

PAT ACCT.

BUILDING PERMITS

[illegible]

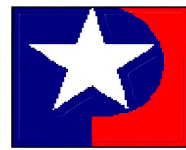
ACTIVITY INFORMATION

Date	Result	By	Name
8/19/2017	MEAS&NOTICE	HS	Hanne S
4/28/2009	Measured	163	PATRIOT
2/23/2000	Mailer Sent		
2/23/2000	Measured	263	PATRIOT
10/1/1981		MM	Mary M

Sign:

VERIFICATION OF VISIT NOT DATA

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Patriot
Properties Inc.

USER DEFINED

Prior Id # 1:	20471
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

